| Leonia Municipal Bldg.| Flash Report No. 5 – January 11, 2022

PROJECT HIGHLIGHTS

Project Overview
- Design – Construction Documents estimated to be complete by 1/17
- General Contractor bidding 1/19-2/28
- Construction Start anticipated beginning of March
- Programming – Services included in new building
- Renovations – Services planned for existing Bldg.
  Civil engineer – Site changes / Requirements
- Cost proposal – Review high level costs / expenses
- Schedule – Timing for all disciplines & bid
- Proposals – Start of process

KEY ACTIVITY FORECAST

Two Week Look Ahead:
- Architect – Completion of CDs
- Subconsultants/professionals – updates
- Programming – New Building & Old Renovation
- Project Schedule review
- IT/AV/Security – vendor selection
- FF&E – vendor selection
- GZA monitoring wells installation
- Bond Ordinance Introduction
- RFP Project Introduction & Release

KEY RISKS

Risks
- Hearing – Town schedules & Approvals
- Notice to proceed
- Material escalations & Shortages
- Winter weather & Holidays
- Early purchase requirements – Bid docs

Risk Mitigation
- Condense schedule for spring construction start
- Identify long lead items
- Cost control milestones
- Furniture design/ procurement & Selections
- Security / IT/ AV requirements
- Design team time management

PROJECT TIMELINE

Micro Schedule	Duration	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	March 2022
Demo & Soils remediation	6 weeks	████					
Design & Construction documents / specs	15 weeks		████████				
Bid & Negotiations	6 weeks				████		
Bond adoption / Finance	7 weeks				█████		
Construction Award / Start	52 weeks						◆

Time now

COST SUMMARY

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Item	Budget	Actual	
CONSTRUCTION	$10,913,868	TBD	⬇
CONSULTANTS	$1,091,387	TBD	⬆
FURN / APPLIANCE SIGNAGE	$309,278	TBD	⬆
IT/AV/SECURITY	$254,205	TBD	⬇
PROJECT CONT / BOND	$360,289	TBD	⬇
TOTAL	**$12,929,027**	**TBD**	⬆

KEY ISSUES

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Key Issues
- Soil Remediation – Complete NFA
- Design Kickoff – Programming & SD's
- Timeline – Adhere to strict milestones
- Cost – controls and checks during design phase
- Delays – notice to proceed and timely decisions
- Drawings –establish best overall construction type
- Civil – impacts and design changes
- Construction – establish construction start date
- Bid – trigger multiple competitive bids

CRITICAL PATH

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Critical Path Schedule (Tasks)
- Complete remediation
- Identify scope of services
- Programming
- Schematic design
- Design development
- Furniture advisory
- IT/AV/Security advisory
- Construction docs
- Construction Bidding
- Award

INTERIOR RENO.

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Interior Renovation (Existing Bldg.)	Budget
INTERIOR CONSTRUCTION	$1,000,000
CONSULTANTS 10%	$100,000
CONTINGENCY / ESCALATION 10%	$100,000
TOTAL	**$1,200,000**

Overall Project Status 🟠 Orange

CBRE